



# MAYOR AND COUNCIL AGENDA

NO. 718

DEPT.: Recreation and Parks

DATE PREPARED: June 17, 2005

STAFF CONTACT: Betsy Thompson/Jerry Daus FOR MEETING OF: July 11, 2005

**SUBJECT:** Award of Bid # 13-05 - Construction of the Millennium Trail Southern Connection

**RECOMMENDATION:** Staff recommends the Award of Bid # 13-05 to Rustler Construction of Lanham, Maryland in the amount of \$879,380.98 for the Construction of the Millennium Trail Southern Connection Multi-Use Path along Wootton Parkway and MD 911 from Veirs Mill Rd to West Edmonston Drive.

The MD State Highway Administration awarded a Federal Transportation Enhancement Program grant in the amount of \$677,913 to the City of Rockville for this project. The grant award will cover 80% of the *construction costs* for the project, and 50% of the *total cost* of the project, including design, construction inspection and City staff costs.

**DISCUSSION:** On May 11, 2005 bids were opened on the Millennium Trail Southern Connection. The lowest bid submitted by HMW, LLC was rejected due to non-compliance with bid security requirements (see letter in bid packet). The second lowest bid was received from Rustler Construction, Inc. in the amount of \$879,380.98. The engineer's estimate for this project, including contingency is \$870,960.42. The bid award is 1% higher than the engineer's estimate.

A total of 7 bids were received on this project:

HMW, LLC, Silver Spring, MD	\$813,500.00	(Rejected as non-compliant)
Rustler Construction, Inc, Lanham, MD	\$879,380.98	
Concrete General, Inc, Gaithersburg, MD	\$939,264.00	
M. Luis Construction Co, Clinton, MD	\$945,822.00	
Civil Construction, LLC, Cheverly, MD	\$997,762.00	
HMF Paving, Inc, Frederick, MD	\$1,028,886.80	
Ft Meyer Construction, Inc, Washington, DC	\$1,093,351.22	

**Fiscal Impact:** Funding is approved in the Capital Improvements Program, Project # 420-900-3C60-0426.

The MD State Highway Administration awarded a Federal Transportation Enhancement Program grant in the amount of \$677,913 to the City of Rockville for this project. The grant award will cover 80% of the *construction costs* for the project, and 50% of the *total cost* of the project, including design, construction inspection and City staff costs.

**Change in Law or Policy:** No change in law or policy.

**Boards and Commissions Review:** Public meeting held in March 2003; Reviewed by Rockville Citizen Bicycle Advisory Committee in Spring 2004; Approved by Planning Commission August 2004.

**Next Steps:**

- Notice to proceed will be given upon receipt of contract and performance and payment bonds.
- Permits will be issued to the contractor
- A state certified inspector will be contracted to oversee this project
- Reimbursement of Federal Funds will be requested in accordance with Federal Aid Program requirements.

**PREPARED BY:**

Betsy Thompson  
Betsy Thompson, Recreation Program Dev. Coordinator

7/6/05  
Date

**APPROVED BY:**

Burt Hall  
Burt Hall, Director of Recreation and Parks

7/6/05  
Date

Eileen Morris  
Eileen Morris, Contract Officer

7/6/05  
Date

Scott Ullery  
Scott Ullery, City Manager

7/6/05  
Date

**LIST OF ATTACHMENTS:**

SHA Concur in Award letter  
Location map

Robert L. Ehrlich, Jr., Governor  
Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary  
Neil J. Pedersen, Administrator

Maryland Department of Transportation

**MEMORANDUM**

June 14, 2005

To: Mr. C. Alan Krimm  
Team Leader, Contracts Award Team

From: Robert K. Harrison  
Director, Office of Construction

Re: Affirmative Action Plan for Use  
Minority Business Enterprises

Contract No. MO3385125  
FAP No. STP-1(803)E  
Local Jurisdiction: Rockville, Maryland

Description: Rockville Millennium Trail  
Southern Connection - Rockville,  
Maryland in Montgomery County

Low Bidder: Rustler Construction, Inc.  
Contract Amount: \$879,380.98

Contract Goal: DBE 20%  
Percent Proposed  
Minority Participation: DBE 20.08%

Final G/WAP Waiver  
Recommendation Date: N/A

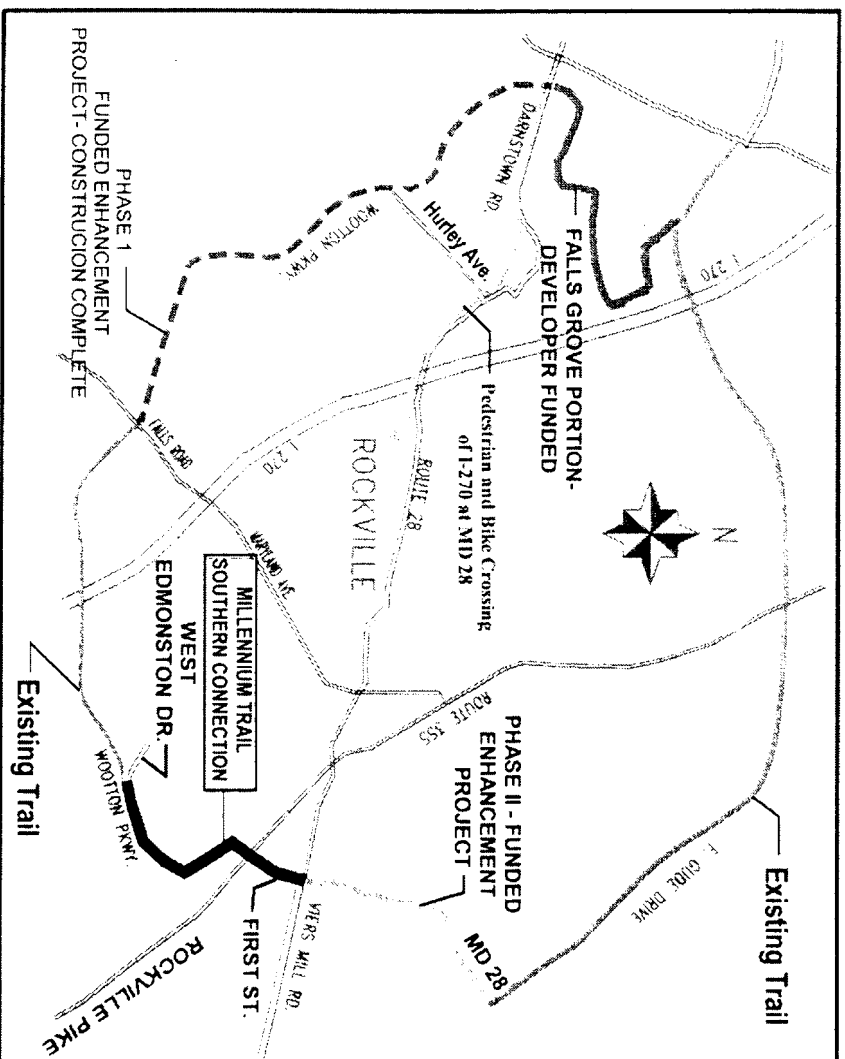
It is now in order for you to proceed with the award of this contract.

RKH:mr

cc: Mr. C. Watkins  
Mr. D. Martin  
Ms. J. Jenkins  
Mr. T. Lidard  
Mr. Jerry Daus, City of Rockville

My telephone number/toll-free number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • [www.marylandroads.com](http://www.marylandroads.com)



Property Location: From West Edmonston Drive  
to Viers Mill Road



# MAYOR AND COUNCIL AGENDA

NO. 90

DEPT.: / PERSONNEL

STAFF CONTACT:

Richard Hajewski, Director of Personnel

DATE PREPARED: June 23, 2005

FOR MEETING OF: July 11, 2005

**SUBJECT:** Health Care Coverage For Employees and Retirees of the City of Rockville

**RECOMMENDATION:** Staff recommends the Award of Bid No. 48-05 submitted by M.D.IPA of Rockville, MD, Kaiser of Rockville, MD and USI DC Metro/Patterson/Smith brokers for CareFirst, Washington, D.C. for health care coverage for Employees and Retirees of the City of Rockville. Payments are to be made for each of the health plans proportionate to the number of employees and retirees electing a specific plan and type of coverage. The proposed monthly rates of the plans for the year 2006 are as follows:

Type of Coverage	CareFirst Blue Choice	Kaiser HMO	M.D.IPA HMO	M.D.IPA POS
	HMO			
Individual	\$289.66	\$366.44	\$421.29	\$478.05
2-Person	\$579.30	\$732.88	\$796.81	\$904.07
Family	\$868.96	\$1062.67	\$1131.29	\$1283.44

By comparison the monthly rates for these same plans for 2005 are as follows:

Type of Coverage	CareFirst Blue Choice	Kaiser HMO	M.D.IPA HMO	M.D.IPA POS
	HMO			
Individual	\$294.55	\$349.00	\$421.33	\$479.23
2-Person	\$589.09	\$698.00	\$796.90	\$906.30
Family	\$883.64	\$1012.09	\$1131.42	\$1286.62

The period of this Contract is from January 1, 2006 through December 31, 2006, with options to extend for five (5) additional One (1) year terms at the discretion of the City Manager.

Note: A Health Maintenance Organization (HMO) Plan allows for services within a network of providers. A Point of Service (POS) Plan also allows for services outside of a network of providers.

**DISCUSSION:** Notices were mailed for forty-one companies six of which were Rockville firms. We have received proposals from three different vendors offering seven different benefit plan design options.

**Options Considered:** M.D.IPA offered a HMO and POS plan. Kaiser Permanente offered a HMO plan. USI/DC Metro/Patterson Smith offered CareFirst Blue Choice HMO Plan, CareFirst Opt-Out Plus and CareFirst Blue Preferred, both POS plans, and Kaiser Permanente HMO. CareFirst would offer Opt-Out Plus and Blue Preferred if all other existing health care coverage carriers were eliminated.

You will note from the attached charts that CareFirst offered somewhat lower rates. However, the deductibles and co-pays on these plans varied from Kaiser and M.D.IPA. For example, under the Kaiser plan children under age 5 have no co-pays and unmarried dependent children under age 26 are eligible for coverage as long as they permanently reside in the subscriber's household. Under the CareFirst Opt-Out Plus and Blue Preferred Plan dependent children over age 19 who are not full-time students (not less than 12 credit hours per semester) would lose health care coverage.

CareFirst would only offer the Opt-Out Plus and Blue Preferred Plans if all existing health care carriers were eliminated. Thus making CareFirst the sole carrier of health insurance for the City of Rockville.

This year, in addition to the traditional HMO and POS plans, the City wished to offer a High Deductible Health Care Plan (HDHP). The only response that we received concerning the HDHP was from CareFirst. CareFirst indicated that while there were no rates readily available, they would offer the City a HDHP if CareFirst were the sole health care carrier for the City. This is due to the fact that CareFirst feels they would not receive the mandatory 50 employees that would be required to carry the HDHP.

The City now offers four (4) health insurance options: M.D.IPA HMO and POS, Kaiser Permanente HMO and CareFirst Blue Choice HMO. The City has offered M.D.IPA health insurance since 1989, Kaiser Permanente since 1986. CareFirst was originally offered in 2000 when the George Washington University Health Care went out of business.

Individuals representing all the employee groups and other organizational interests (such as the Wellness Program) served on the Bid Review and Selection Committee. Bids received were reviewed and evaluated by a panel of employees including Richard Hajewski, Director of Personnel, Diane Fogash, Wellness Coordinator, Jeff Saleik, FOP Representative, Mary Johnson, Personnel Administrator, and AFSCME, who had their Benefits Administrators review the bids.

**Fiscal Impact:** The City and employees share the costs of health care premiums with the City paying 80% of the lowest cost premium per type of coverage and applying that amount to each of the plans. The employee pays the balance of the premium. CareFirst, which quoted the lowest premium, proposes to reduce the health insurance cost by less than 1% for 2006. Therefore, the City will see a monthly reduction in the amount of its contribution across all the plans of:

- \$3.91 for individual
- \$8.83 for 2 person
- \$11.74 for family

The total amount reduction in calendar year 2006, assuming that all employees stay with their current type of coverage would be \$41,115.

Employee's contributions will be effected depending on the plan. Their costs for monthly premiums will change as follows:

	CareFirst Blue Choice HMO	Kaiser HMO	M.D.IPA HMO	M.D.IPA POS
Individual	-\$0.98	+\$21.35	+\$3.87	+\$2.73
2-Person	-\$1.96	+\$42.71	+\$7.74	+\$5.60
Family	-\$2.94	+\$62.32	+\$11.67	+\$8.56

Based on the above, an individual in CareFirst with two-person coverage would see their monthly payment go from \$117.82 to \$115.86.

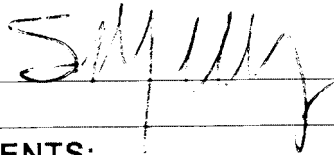
**Change in Law or Policy:** None

**Boards and Commissions Review:**

**Next Steps:** Approval

**PREPARED BY:** Mary Johnson, Personnel Administrator

**APPROVED BY:**



7/3/05

**DATE:**

**LIST OF ATTACHMENTS:**

Rates for Plan 1 Group Practice, Plan II HMO, Plan III POS and 2006 Proposed Health Care Premiums for Plans selected by the Health Care Committee

# PLAN 1 GROUP PRACTICE

VENDOR		KAISER		VENDOR		PATTERSON SMITH BOOKERS FOR KAISER	
	ACTIVE	RETIRED			ACTIVE	RETIRED	
INDIVIDUAL				INDIVIDUAL			
Medical	\$366.44	NOT AVAILABLE		Medical	\$381.10	NOT AVAILABLE	
Vision				Vision			
Dental				Dental			
RX Drug				RX Drug			
Monthly Total				Monthly Total			
Optional RX				Optional RX			
INDIVIDUAL +1				INDIVIDUAL +1			
Medical	\$732.88	NOT AVAILABLE		Medical	\$762.20	NOT AVAILABLE	
Vision				Vision			
Dental				Dental			
RX Drug				RX Drug			
Monthly Total				Monthly Total			
Optional RX				Optional RX			
FAMILY				FAMILY			
Medical	\$1,062.67	NOT AVAILABLE		Medical	\$1,105.18	NOT AVAILABLE	
Vision				Vision			
Dental				Dental			
RX Drug				RX Drug			
Monthly Total				Monthly Total			
Optional RX				Optional RX			
RETIREE UNDER 65 W/O				RETIREE UNDER 65 W/O			
MEDICARE SUPP				MEDICARE SUPP			
Medical		NOT AVAILABLE		Medical		NOT AVAILABLE	
Vision				Vision			
Dental				Dental			
RX Drug				RX Drug			
Monthly Total				Monthly Total			
Optional RX				Optional RX			



PLAN 1 GROUP PRACTICE

KAISER		VENDOR	PATTERSON SMITH BROKERS FOR KAISER
RETIREE UNDER 65 W/ MEDICARE SUPP	RETIREE	RETIREE UNDER 65 W/ MEDICARE SUPP	RETIREE
Medical	NOT AVAILABLE	Medical	NOT AVAILABLE
Vision		Vision	
Dental		Dental	
RX Drug		RX Drug	
Monthly Total		Monthly Total	
Optional RX		Optional RX	
RETIREE OVER 65 W/ MEDICARE SUPP		RETIREE OVER 65 W/ MEDICARE SUPP	
Medical	NOT AVAILABLE	Medical	NOT AVAILABLE
Vision		Vision	
Dental		Dental	
RX Drug		RX Drug	
Monthly Total		Monthly Total	
Optional RX		Optional RX	

PLAN II - HMO

VENDOR		MDIPA		USIPATERSON/SMITH CAREFIRST BLUE CHOICE HMO		CAREFIRST	
		ACTIVE	RETIRED	ACTIVE	RETIRED	CURRENT RX: \$10/\$20/\$35	***OPTIONAL RX: \$10/\$25/\$45
<b>INDIVIDUAL</b>							
Medical		\$356.40	\$356.40	\$223.53	\$223.53		
Vision				INCLUDED	INCLUDED		
Dental		\$2.00	\$2.00	\$71.71	\$71.71		
RX Drug		\$62.89	\$62.89	\$295.24	\$295.24		
Monthly Total		\$421.29	\$421.29	\$62.97	\$62.97		
Optional RX***							
<b>INDIVIDUAL +1</b>							
Medical		\$673.89	\$673.89	\$447.05	\$447.05		
Vision				INCLUDED	INCLUDED		
Dental		\$4.00	\$4.00	\$143.42	\$143.42		
RX Drug		\$118.92	\$118.92	\$590.47	\$590.47		
Monthly Total		\$796.81	\$796.81	\$125.92	\$125.92		
Optional RX***							
<b>FAMILY</b>							
Medical		\$955.86	\$955.86	\$670.59	\$670.59		
Vision				INCLUDED	INCLUDED		
Dental		\$6.75	\$6.75	\$215.13	\$215.13		
RX Drug		\$168.68	\$168.68	\$885.72	\$885.72		
Monthly Total		\$1,131.29	\$1,131.29	\$188.88	\$188.88		
Optional RX***							
<b>RETIREE UNDER 65 W/O</b>							
<b>MEDICARE SUPP</b>							
Medical			SAME RATE		\$223.50		
Vision			HMO		INCLUDED		
Dental					\$71.71		
RX Drug					\$295.24		
Monthly Total					\$62.97		
Optional RX***							

PLAN II - HMO

VENDOR	MDIPA RATES	US/PATTERSON/SMITH CAREFIRST	
<b>RETIREE UNDER 65 W/</b> <b>MEDICARE SUPP</b> Medical Vision Dental RX Drug Monthly Total Optional RX***	<b>RETIRED</b>          SAME RATE HMO	<b>RETIRED</b>          \$134.12 INCLUDED  \$222.30 \$356.42 \$195.18	
<b>RETIREE OVER 65 W/</b> <b>MEDICARE SUPP</b> Medical Vision Dental Discount Dental RX Drug Monthly Total Optional RX***	<b>RETIRED</b>          SAME RATE HMO	\$134.12 INCLUDED  \$222.30 \$356.42 \$195.18	

# PLAN III - POS

VENDOR	MDIPA		USIPATTERSON/SMITH CAREFIRST OPT OUT PLUS		USIPATTERSON/SMITH CAREFIRST BLUE PREFERRED	
	ACTIVE	RETIRED	ACTIVE	RETIRED	ACTIVE	RETIRED
<b>INDIVIDUAL</b>						
Medical	\$404.64	\$404.64	\$285.74	\$285.74	\$319.21	\$319.21
Vision			INCLUDED	INCLUDED	INCLUDED	INCLUDED
Dental	\$2.00	\$2.00				
RX Drug	\$71.41	\$71.41	\$71.71	\$71.71	\$71.71	\$71.71
Monthly Total	\$478.05	\$478.05	\$357.45	\$357.45	\$390.92	\$390.92
Optional RX***			\$62.97	\$62.97	\$50.35	\$50.35
<b>INDIVIDUAL +1</b>						
Medical	\$765.06	\$765.06	\$571.46	\$571.46	\$638.39	\$638.39
Vision			INCLUDED	INCLUDED	INCLUDED	INCLUDED
Dental	\$4.00	\$4.00				
RX Drug	\$135.01	\$135.01	\$143.42	\$143.42	\$143.42	\$143.42
Monthly Total	\$904.07	\$904.07	\$714.80	\$714.80	\$781.81	\$781.81
Optional RX***			\$125.92	\$125.00	\$100.69	\$100.69
<b>FAMILY</b>						
Medical	\$1,085.19	\$1,085.19	\$857.20	\$857.20	\$957.59	\$957.59
Vision			INCLUDED	INCLUDED	INCLUDED	INCLUDED
Dental	\$6.75	\$6.75				
RX Drug	\$191.50	\$191.50	\$215.13	\$215.13	\$215.13	\$215.13
Monthly Total	\$1,283.44	\$1,283.44	\$1,072.33	\$1,072.33	\$1,172.72	\$1,172.72
Optional RX***			\$188.88	\$188.88	\$151.04	\$151.04
<b>RETIREE UNDER 65 W/O MEDICARE SUPP</b>						
Medical		SAME RATE		\$285.74		\$319.21
Vision		AS HMO		INCLUDED		INCLUDED
Dental						
RX Drug				\$71.71		\$71.71
Monthly Total				\$357.45		\$390.92
Optional RX***				\$62.97		\$50.35

# PLAN III - POS

VENDOR	MDIPA	USI PATTERSON/SMITH	
		CAREFIRST OPT-OUT PLUS	CAREFIRST BLUE PREFERRED
RETIREE UNDER 65 W/ MEDICARE SUPP	RETIREE	RETIREE	RETIREE
Medical	SAME RATE AS HMO	\$171.44	191.52
Vision		INCLUDED	INCLUDED
Dental		\$222.30	\$222.30
RX Drug		\$393.74	\$413.82
Monthly Total		\$195.18	\$156.07
Optional RX***			
RETIREE OVER 65 W/MEDICARE SUPP	SAME RATE AS HMO	\$171.44	\$191.52
Medical		INCLUDED	INCLUDED
Vision		\$222.30	\$222.30
Dental		\$393.74	\$413.82
RX Drug		\$195.18	\$156.07
Monthly Total			
Optional RX***			

**2005 HEALTH INSURANCE PREMIUM &  
2006 PROPOSED HEALTH CARE PREMIUMS**

	CARE FIRST BLUE CHOICE HMO	KAISER HMO	M.D. IPA HMO	M.D. IPA POS
<b>INDIVIDUAL RATES</b>				
2006 RATES	\$289.66	\$366.44	\$421.29	\$478.05
2005 RATES	\$294.55	\$349.00	\$421.33	\$479.23
<b>2 PERSON RATES</b>				
2006 RATES	\$579.30	\$732.88	\$796.81	\$904.07
2005 RATES	\$589.09	\$698.00	\$796.90	\$906.30
<b>FAMILY RATES</b>				
2006 RATES	\$868.96	\$1062.67	\$1131.29	\$1283.44
2005 RATES	\$883.64	\$1012.09	\$1131.42	\$1286.62

\*\*The CareFirst Blue Choice HMO is reflected as a single option. If other CareFirst plans are selected ( i.e. Blue Preferred/Opt-out Plus) the medical rates for CareFirst Blue Choice HMO will be increased by 2.5%



# MAYOR AND COUNCIL AGENDA

NO. 92 DEPT.: Community Planning and Development Services  
STAFF CONTACT: Roger Rodin, Project Manager

DATE PREPARED: 6/6/05  
FOR MEETING OF: 7/11/05

**SUBJECT:** Utility Systems C&E, LLC design services at Rockville Town Square for the additional design and Utility Company approval of the Temporary Relocated Fire Station Service on Beall Avenue and to install the underground conduit portion of the work in the amount of \$8,475.00.

**RECOMMENDATION:** It is recommended that the Mayor and Council approve the expenditure of additional funds under the original Utility Systems C&E, LLC purchase order #27364.

**DISCUSSION:** The City Manager approved the original contract on December 17, 2003 with Utility Systems C&E, LLC in the amount of \$33,950 for the design of private utility infrastructure for Rockville Town Center. Modifications to the original contract totaling \$59,750 have been previously approved for a contract amount of \$93,700. Since the new total amount is more than \$100,000, Mayor and Council approval is required. This change of added service will not result in a cost impact to the budget.

**NEXT STEPS:**

Purchasing to issue Purchase Order.

**PREPARED BY:**

Roger Rodin 6-20-05

Roger Rodin, Project Manager

**APPROVED BY:**

Arthur D. Chambers

Arthur D. Chambers, AICP, Director

6/21/05

DATE:

**APPROVED BY:**

Eileen Morris (B. Boobar)

Eileen Morris, Contracts Manager

6/23/05

DATE:

**APPROVED BY:**

Scott Ullery

Scott Ullery, City Manager

6/23/05

DATE:

**LIST OF ATTACHMENTS:**

1. Owner's Representative approved Change Order
2. DMG memo recommending additional funding
3. Utility Systems C&E, LLC proposal



**CHANGE ORDER**MODIFICATION TO  
PURCHASE ORDER

CO #: 003

**VENDOR INFORMATION**

VENDOR CODE UTS 01  
 VENDOR NAME Utility Systems C&E LLC  
 ADDRESS: 14119A Travilah Road  
 Rockville, MD 20850  
 CONTACT: Michael R. Niakani  
 PHONE: 301-610-9194  
 FAX: 301-610-9197

Contract: RTS PUBLIC IMPROVEMENTS  
 Purchase Order: 27364

BUDGET  
 FUND AGENCY ORG OBJECT  
 420 600 0A80 0425

CITY CONTACT ART CHAMBERS  
 PHONE 240-314-8202

**CHANGE ORDER NARRATIVE:**

The City Staff and FRIT Development Services Manager, Brian Spencer request additional consulting services for private utility infrastructure be provided to the Rockville Town Square Project. The additional services include the following: engineering design and approval to reconfigure and install electric service to the Beall Ave/Hungerford Drive Fire Station that had to be rerouted from a total overhead service to an underground to overhead service. Total added cost \$8,475. Cost of engineering design and obtaining approval to relocate the electric service is \$6,090.00. Cost to install duct bank between existing manhole and proposed PEPCO pole is \$2,385.00. The existing poles on the South side of Beall were to be removed to allow for the new underground vaults to be installed for Block 4, the Library, and the Arts Building. It was necessary to perform this work at this time to allow for timely installation of the 72" SD for the start of Block 4 construction. Scheduling problems at PEPCO prevented them from performing this work in accordance with our schedule.

**CHANGE ORDER VALUE:**

ORIGINAL CONTRACT VALUE PUBLIC IMPROVEMENTS	\$33,950.00	
NET CHANGE BY PREVIOUS CHANGES	\$59,750.00	(Includes CO # 1 & 2)
CURRENT CONTRACT VALUE	\$93,700.00	176.0 % Change to Contract
PROPOSED CHANGE NOTIFICATIONS:		
Mod. # 003 Relocation PEPCO Service to Fire Station	\$ 8,475.00	
PROPOSED CHANGE ORDER VALUE:	\$ 8,475.00	
PROPOSED NEW CONTRACT VALUE	\$ 102,175.00	201.0 % Change to Contract

**NOTICE TO PROCEED**

Upon execution of this Change Order Modification to the Contract dated 12/9/03 by and between the City of Rockville Mayor and Council and Utility Systems C&E, LLC., signatories listed below and issuance of an executed Purchase Order by the City of Rockville, this Change Order shall constitute a Notice to Proceed for the Work described herein.

**Attachments:**

FRIT Letter of Recommendation by Brian Spencer, dated 5/26/05, Change Order Number 003, Utility Systems C&E, LLC, dated 4/5/05, and Proposal dated 4/3/05.

OWNER'S REPRESENTATIVE, ROGER RODIN

DIRECTOR CPDS, ART D. CHAMBERS

BUDGET OFFICE, DOMINIC DEL POZZO

CONTRACT OFFICER, EILEEN MORRIS

CITY MANAGER, SCOTT ULLERY

SIGNATURE

DATE:

6-2-05

**FOR PURCHASING USE ONLY**

PO/PG#

IFB/RFP#/RFQ#/TQ#

APPROVED BY

DATE



# Memorandum

DATE: May 26, 2005  
TO: Roger Rodin  
FROM: Brian J Spencer  
CC: Elsie Rose  
RE: Rockville Town Square  
Utility Systems C&E, LLC Change Order No.003

*C:\Documents\Rockville Town Square\City of Rockville\Correspondence\Memo-Rodin Utility Systems CO #003 052605.doc*

Roger –

Enclosed please find Change Order No. 003 to Utility Systems C&E, LLC's contract for utility system design services at Rockville Town Square. The work includes additional design services for the design and utility company approval of the temporary relocated Fire Station service on Beall Avenue and to install the underground conduit portion of the work. This work was required as a result of the discovery of this unforeseen service that interfered with the installation of the new 72" storm sewer line in Beall Avenue.

We have reviewed the scope of work and underlying documentation and recommend that the City of Rockville execute the Change Order. Please send one fully executed original to Utility Systems C&E, LLC, one copy to my attention and retain the other original for your files





## CHANGE ORDER

PROJECT NAME: ROCKVILLE TOWN SQUARE  
OWNER: THE MAYOR AND COUNCIL OF ROCKVILLE  
CONSULTANT: UTILITY SYSTEMS C&E, LLC  
DATE OF ORIGINAL CONSULTANT AGREEMENT: March 13, 2004  
DATE OF CHANGE ORDER: April 5, 2005  
CHANGE ORDER NUMBER: 003

1. The Services provided by Consultant under the Agreement are changed as follows:
  - A. Additional design services for relocation of the existing Fire Station underground service in conflict with the new Beall Avenue 72" storm sewer line as noted on the attached proposal dated 4/3/05.
2. The original schedule or completion date for the Work has been changed as follows:  
N/A
3. Consultant's fee is hereby increased by \$8,475.00. Consultant's adjusted total fee, including this Change Order is One Hundred Two Thousand One Hundred Seventy Five Dollars & 00/100 (\$102,175.00).
4. Consultant hereby waives and releases any other claim it may have against Owner for additional compensation, damages or additional time to perform the Services, resulting from, or related to, the change reflected in this Change Order, except as agreed to above.

THE MAYOR AND COUNCIL OF  
ROCKVILLE

By: \_\_\_\_\_

Name:

Title:

UTILITY SYSTEMS C&E, LLC

By: \_\_\_\_\_

Name:

Title:

# UTILITY SYSTEMS C & E LLC

14119A Travilah Road, Rockville, MD 20850

Voice: 301-610-9194 Fax: 301-610-9197

April 3, 2005

Brian J. Spencer  
Development Manager  
Development Management Group  
5017 Durham Road East  
Columbia Maryland 21044

**Project: Rockville Town Square, Rockville, MD  
Relocation of Pepco Service to the Rockville Fire Station  
Change Order No. 3**

Dear Mr. Spencer:

Utility Systems C&E LLC is pleased to provide you with the cost associated with the following Change Order No. 3:

- To provide drafting and engineering services for relocation of the existing Pepco underground to overhead associated with the Fire Station
- To obtain approval from Pepco
- To obtain Public Space Permit for Pepco
- To obtain permission from Fire Station for modification of their existing electric service
- To obtain the tree trimming permission from Fire Station

The total cost to provide the above services is **\$6,090.00**

- To provide 4" – 2way conduit installation between the existing Pepco manhole and the proposed Pepco pole
- This work was provided by Utility Systems C&E LLC in order to allow the installation of Storm Drain pipe in Beall Ave. to resume
- Pepco Conduit Department could not meet RTS' schedule associated with this work

The total cost to provide the above services is **\$2,385.00.**

**The total cost associated with Change Order No. 3 is \$8,475.00.** Please contact me if you have any questions regarding the provided costs.

Sincerely,  
Michael R. Niakani  
Rockville Town Square./Engineering/Change Order No. 3



# MAYOR AND COUNCIL AGENDA

NO. 90 DEPT.: Community Planning and Development Services /DATE PREPARED: 6/20/05  
STAFF CONTACT: Robin D. Ziek FOR MEETING OF: July 11, 2005

**SUBJECT:** Authorization to file zoning map amendment to add an overlay historic district zone at 401 S. Horners Lane, at The Pump House.

**RECOMMENDATION:** Authorize filing of map amendment (MAP2005-xxxxx).

**DISCUSSION:** The request for Evaluation of Significance was submitted jointly by Peerless Rockville and the East Rockville Civic Association on January 20, 2004. Staff researched the history and significance of the site, and prepared an MHT form for Historic District Commission consideration at the June 16, 2005 meeting. The HDC evaluated the material and recommends that The Pump House be designated a single-site Historic District in the City of Rockville. The proposed environmental setting is recommended as Parcel 168.

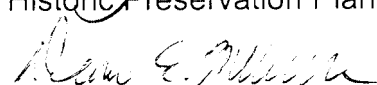
**Boards and Commissions Review:** Planning Board (August 10, 2005); Recreation and Parks Advisory Board (July 28, 2005);

**Next Steps:** Application to be reviewed by the Planning Commission and Recreation and Parks Advisory Board prior to the Mayor and Council's Public Hearing, tentatively scheduled for September 12, 2005).

**PREPARED BY:**

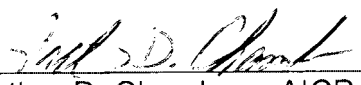
  
Robin D. Ziek, Historic Preservation Planner

**APPROVE:**

  
Deane Mellander, Acting Chief of Planning

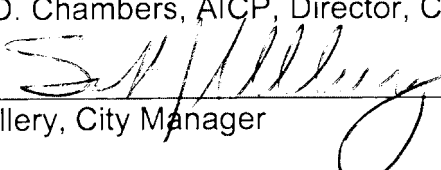
6/24/05  
Date

**APPROVE:**

  
Arthur D. Chambers, AICP, Director, CPDS

6/24/05  
Date

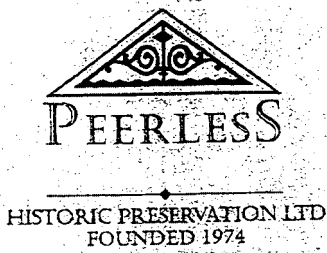
**APPROVE:**

  
Scott Ullery, City Manager

7/05/05  
Date

## LIST OF ATTACHMENTS:

1. Request letter from Peerless Rockville and East Rockville Civic Association
2. Vicinity Map
3. MHT Research form
4. City of Rockville Historic District Designation Criteria check list



January 20, 2004

The Mayor and Council of Rockville  
City Hall  
Rockville, Maryland

FOR THE HEARING RECORD  
EAST ROCKVILLE MASTER PLAN

Dear Mayor Giammo and Members of the City Council:

Peerless Rockville proposes that the Pump House at 401 South Horners Lane be identified in the adopted East Rockville Master Plan as a Rockville Historic District. This nomination is co-sponsored by Peerless Rockville and the East Rockville Civic Association.

The Pump House is a singular representative of public services in the early decades of town government. It was constructed in 1896 as the electric plant to serve Rockville's population, at that time fewer than 1,500. The building has been used by Rockville ever since – as the power plant (until 1909) and waterworks (until 1957), as a headquarters for public works operations (through the 1970s), as a Senior Center (through 1987), and today as a community center and meeting place.

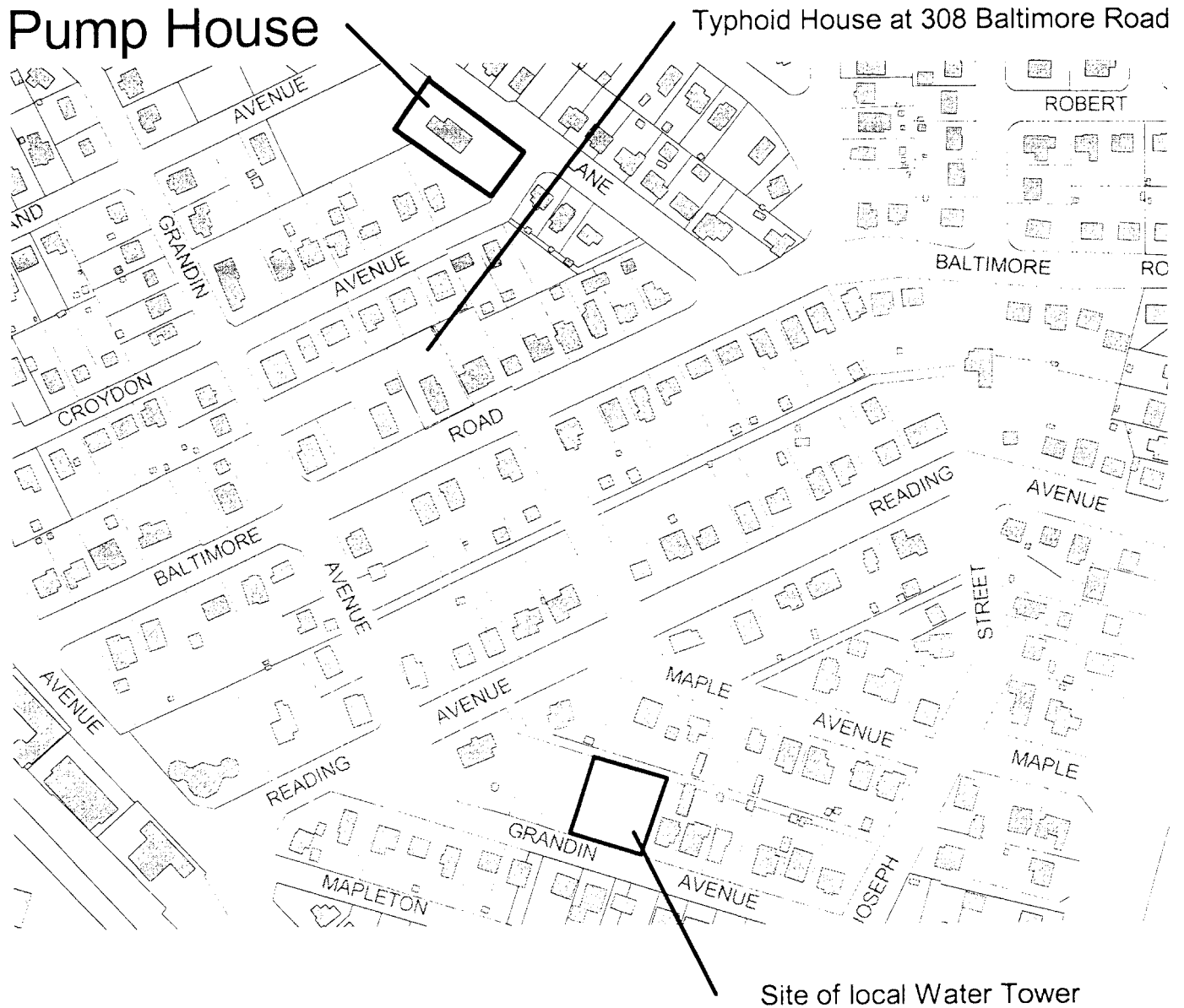
Thank you for your consideration.

Sincerely,

Suzanne E. Fisher  
President

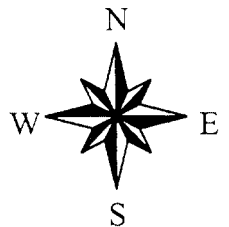
Cc: Robin Wiener, President, ERCA  
Historic District Commission ✓

# Pump House - Vicinity Map



Showing Pump House,  
Typhoid House, and  
Site of local Water Tower

0.09 0 0.09 0.18 Miles





# Maryland Historical Trust

## Maryland Inventory of

### Historic Properties Form

#### 1. Name of Property

(indicate preferred name)

historic The Pump House

other Rockville Pumping Station, Pumping Station & Electric Plant, Rockville Electric Lights & Water Works

#### 2. Location

street and number 401 South Horners Lane ☐ not for publication

city, town Rockville ☐ vicinity

county Montgomery

#### 3. Owner of Property

(give names and mailing addresses of all owners)

name City of Rockville

street and number 111 Maryland Avenue telephone 240-314-5000

city, town Rockville state MD zip code 20850

#### 4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse liber JA58 folio 168 Pumping Station

city, town Rockville tax map GR42 tax parcel P203 tax ID number 150343

#### 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
- ☐ Contributing Resource in Local Historic District
- ☐ Determined Eligible for the National Register/Maryland Register
- ☐ Determined Ineligible for the National Register/Maryland Register
- ☐ Recorded by HABS/HAER
- ☐ Historic Structure Report or Research Report at MHT
- ☒ Other: Measured Drawings at Peerless Rockville (301-762-0096)

#### 6. Classification

Category	Ownership	Current Function	Resource Count	
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/>	<input type="checkbox"/> objects
		<input type="checkbox"/> funerary	<u>1</u>	<input type="checkbox"/> Total
		<input checked="" type="checkbox"/> government		
		<input type="checkbox"/> health care		
		<input type="checkbox"/> industry		
		<input type="checkbox"/> landscape		
		<input checked="" type="checkbox"/> recreation/culture		
		<input type="checkbox"/> religion		
		<input type="checkbox"/> social		
		<input type="checkbox"/> transportation		
		<input type="checkbox"/> work in progress		
		<input type="checkbox"/> unknown		
		<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> other:		
			Number of Contributing Resources previously listed in the Inventory	

## 7. Description

Inventory No. 26-14

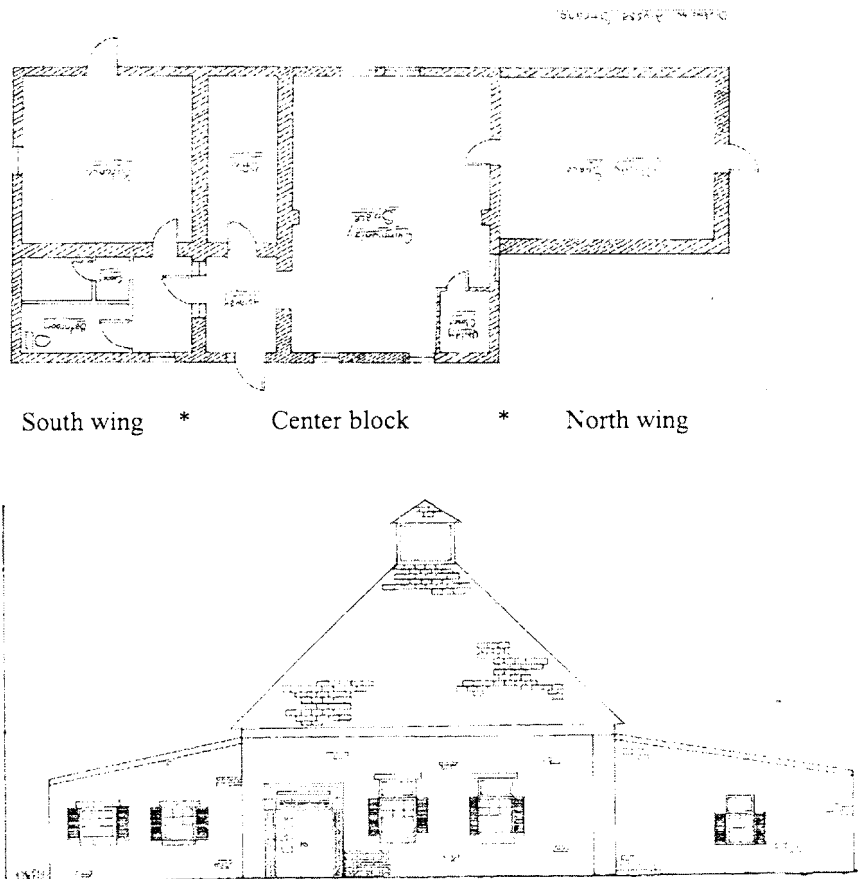
### Condition

<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

### Summary

The Pump House, a Victorian era public utility building, is a one-story brick building with three distinct sections. The center portion is square in form and has a pyramidal roof and cupola. On either end, there is a shed-roofed wing that sits below the wide eaves of the central block. A portion of the brick wing on the south side of the building dates to the original construction, and the south wing was enlarged to its current configuration by 1908. The concrete block wing on the north side was built between ca. 1957. The main entrance is located on the east elevation. The brick is currently painted beige; trim is painted white; there are black shutters on the windows on the east elevation only. The doors and window openings have been down-sized for replacement elements. The original door and window sills and lintels are stone; non-original windows have brick sills. There are three brick chimneys of differing date, but the one at the SW corner is original. South Horners Lane runs along the east side of the site. Originally, an open stream known as "Monkey Run" passed through this area, running from the Town Center through to Rock Creek. Today, the stream has been directed underground and the street has been blocked off to through traffic with a circular turn-around, a sidewalk and landscaping. The building now serves as a community center, with a parking lot in the area south of the building, and a public park to the north and west.



Plan and front elevation drawings prepared 2003, for Peerless Rockville under the direction of Corri Jimenez

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. M

Name  
**Continuation Sheet**

Number 7 Page 1

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The Pump House consists of a brick central block and two side wings. The center block measures 32' square, and has a pyramidal roof topped with a cupola. The basic design includes shallow pilasters at each corner to hold up the deep fascia board under the wide eaves. To this basic design, a large chimney base was added at the southwest corner, and subsequent chimneys have been added at the NE and SE corners. The brick is laid in American bond (7-stretchers to 1-headers), with stone lintels and sills at original openings. All of the original door and window openings have been altered and/or downsized. The center block of the Pump House has asphalt shingles on the pyramidal roof. The wide eaves measure approximately 18" and there is a complementary wood trim band under the eaves, which measures approximately 1'. The small cupola measures approximately 5' square, and it also has a pyramidal roof with asphalt shingles. A metal weather vane sits atop the cupola, with a bird alighting on a ball mounted on the north arrow. The north, east and south faces of the cupola are filled in, while the west face has two ventilation openings. The brick south wing has a shed roof and measures approximately 18' x 32'. The concrete block north wing also has a shed roof, and measures 23' x 19' with the west side flush with the west elevation of the main block.

The East (front) façade has three-bays on the central block, with a side hallway on the south side and a large room to the north. The double-width front door has been reduced in both height and width within the original opening that is still apparent. The door opening has a stone lintel measuring approximately 10" in depth approximately 30" above the height of the existing doorway. The current doorway has a Greek Revival style wood frame with implied fluted pilasters, corner blocks, and fluting above the door. There is a single-leaf solid flush door and a smaller in-fill side panel with two narrow windows. To the right of the entrance, replacement windows are set within the two original window openings. The new window configuration includes a wood in-fill panel above a double-hung 6/6 wood window, with flanking shutters attached to the brick wall. The small brick addition at the south side of the building has a shed roof that begins under the eaves of the center portion of the building. There are two double-hung windows on this south addition, and a low chimney at the south corner.

The South (left side) elevation of the brick shed-roof addition extends the full-width of the center block of the Pump House. Two doorways have been blocked up on this elevation. One has been altered for a small window. There are no stone lintels on this elevation.

The West (rear) elevation of the central portion of the Pump House has paired double-hung replacement 2/2 (horizontally divided) windows in a downsized opening. The lintel appears to be wood, while the [stone] sill has been parged and painted. Its smooth rectangular shape stands in contrast to the rustic stone lintels and sills on the front façade. To the right of these windows, two stacked window openings that are next to the remnant of the original brick chimney have been filled in. The top window extends all the way to the wooden fascia under the eaves. With decorative relieving arches on each of the three exposed facades and a decorative brick band above, the chimney remnant measures approximately 2'x3' and stands 14' tall, ending at the bottom of the soffit.<sup>1</sup> A wooden enclosure has been built at the north side of the chimney to hide a heat condenser. There is a single doorway on the west elevation of the brick shed-roof addition. A single window has been blocked up on the west elevation of the concrete block shed-roof addition.

The North (right side) façade of the Pump House has a concrete block addition that is held back from the front (east) façade, but is flush with the west façade. This shed-roof addition measures approximately 19' wide by 23' long. The roof sits under the original eaves of the main block of the Pump House. It has a single door on the north façade, and a single window on the east façade, which is designed to match the existing infill windows on the east façade. It has an in-fill panel above the 2/2 double-hung window, and flanking non-functioning shutters. A window opening on the west side of this addition has been blocked up. The door and two windows are centered on their respective elevations. Where the concrete block addition has been held back from the east façade, a

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<sup>1</sup> The chimney stack originally extended to a height of 50', as documented in the Sanborn maps 1908, 1915.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

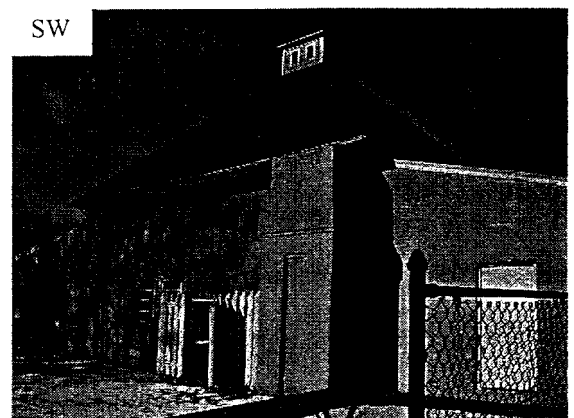
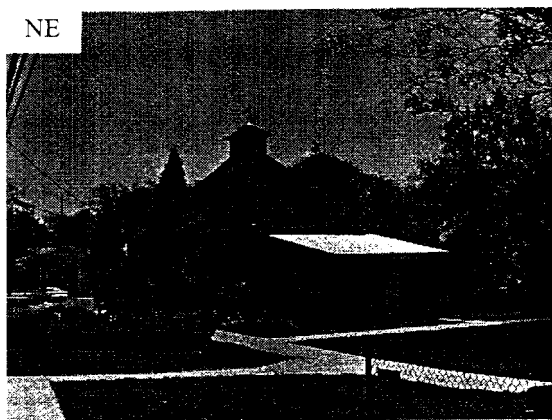
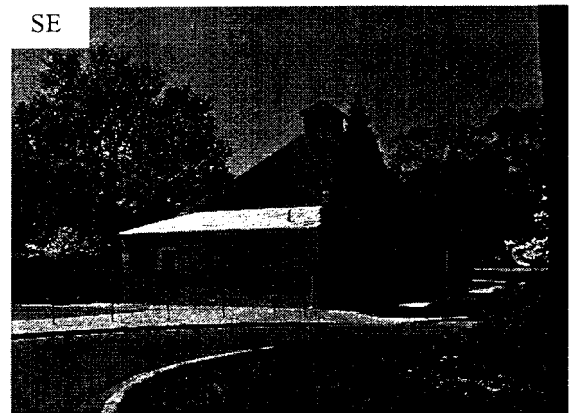
Inventory No. M

Name  
**Continuation Sheet**

Number 7 Page 2

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single original window opening may be seen. This also contains a down-sized replacement double-hung window with a wood panel above. Directly to the left of this window, a narrow brick chimney has been inserted that cuts through the eaves to bring the chimney above the roof.



## 8. Significance

Inventory No. \_\_\_\_\_

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input checked="" type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input checked="" type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history
	<input checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

**Specific dates** 1913 Typhoid Outbreak **Architect/Builder** George Morgan, Engineer

**Construction dates** 1896-1897

Evaluation for:

☒ National Register ☒ Maryland Register ☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

### Summary

The Pump House is significant for its role in the development of public utilities (water, sewer, electricity) in the City of Rockville and in the Washington Metropolitan region. The town constructed its new Rockville Electric Light and Water Works in 1896, at a time of increased understanding of epidemic diseases such as typhoid, and cholera. That the town's water system, originating at the Pump House, was the source for typhoid fever during the Christmas-New Year's holiday season of 1913-1914, was documented in a report by the State Department of Health and by the United States Public Health Service.<sup>2</sup> This spurred the development of a municipal-wide sewerage system (completed in 1916) to complement the water system. This federal publication was also used nationwide to illustrate the problems associated with the delivery of clean drinking water and sewerage contamination. Locally, this was addressed on a larger scale with the creation of the bi-county water/sewer agency, WSSC, by the General Assembly in 1918.

### Land transactions/deed research

#### East Rockville vicinity

The Pump House was built east of the B&O Railroad tracks on what had been farmland up until the late 19<sup>th</sup> century. William Brewer (1777-1861) was born in Anne Arundel County, and died in Montgomery County.<sup>3</sup> His third child was John Chiswell Brewer (1804-1868), who was a prominent Rockville lawyer<sup>4</sup> with five children. John C. Brewer bought up a lot of farmland east of Rockville from 1839 – 1847, including the property upon which the Pump House now sits. After his death, John C. Brewer's wife and children divided up the property. As part of the division in 1874, John B. Brewer received the 49-1/2 acres of land that lay east of the railroad line and north of the Baltimore Road, excepting the land conveyed to William Brewer in 1869.<sup>5</sup> The 1879 Hopkins Map shows two house sites in East Rockville labeled "Wm Brewer."<sup>6</sup>

<sup>2</sup> *Typhoid Fever in Rockville, MD; Report of an outbreak by an infected water supply from a deep well*, L. L. Lumsden, Public Health Bulletin #65, Treasury Department, United States Public Health Service, GPO, Washington, May, 1914.

<sup>3</sup> In the 1860 census for the 3<sup>rd</sup> District (centered around Poolesville), he is listed as a farmer, with real estate valued at \$15,500 and personal property at \$42,000.

<sup>4</sup> The 1860 census for the 4<sup>th</sup> District of Montgomery County (centered around Rockville) notes he is a lawyer, with \$70,000 in real estate and \$25,000 in personal property. He also helped with the petition that led to the incorporation of Rockville in 1860.

<sup>5</sup> E.B.P. 11/443-448.

<sup>6</sup> See Lot 8 Block D in Croydon Park. See E.B.P. 6/349 - land conveyed on 6/28/1869 to William Brewer (1847-1885) by Elizabeth Brewer (his mother), Ellen Brewer and John B. Brewer (his siblings).

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. M

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In 1884, William Reading<sup>7</sup> bought this same 49-1/2 acre property from John B and Virginia R. Brewer<sup>8</sup> with a mortgage from the Sandy Spring Bank.<sup>9</sup> Reading also purchased the 28-5/8 acre parcel on the south side of the Baltimore Road from Edward E. Stonestreet a couple of months later.<sup>10</sup> William Reading died on December 29, 1897 in Rockville. His property was divided among his children, Hugh Capner, Joseph, Matilda, and John G.

### Municipal Annexation and the construction of the Water Works

Between 1865 and 1943, the town of Rockville grew in small increments. Nevertheless, by 1900, the town was triple its size of 1860.<sup>11</sup> In 1900, the town of Rockville included 354 acres of land, and a population of 1,110 people.<sup>12</sup> Most of the people lived on the west side of the Railroad tracks but there were people living along existing major roads, including the Baltimore Road<sup>13</sup> and Veirs Mill Road. Public utility systems were non-existent, although there are hints of the start of a water system with a notation that the Mayor and Council also ordered that a "new pump be purchased and placed in the well of Mrs. Rose Williams to be used as a town pump."<sup>14</sup> Individual homes relied on private wells for their water. Lacking a public sewerage system, individual homes used either residential water closets that discharged into septic tanks or private privies of varying construction, none of which could be considered "sanitary."<sup>15</sup> A contract for a public scavenger service was let in 1896. This required that night soil was removed of all privies within the corporate limits twice a month from May 1 to November 1, and once a month from November 1 to May 1.<sup>16</sup>

The incremental expansion of the corporate limits was noted in the *Mayor and Council Minutes*, such as the entry for March 10, 1896.<sup>17</sup> With the May election of 1896, the newly elected Mayor Joseph Reading<sup>18</sup> and the Council forged ahead with a goal to "encourage the investment of capital and the establishment of factories"<sup>19</sup> in the town. Very soon after the election, on May 20, 1896, the new Mayor and Council discussed building a town Waterworks. At that meeting, they established a committee of three to investigate the feasibility of such an installation. The committee would look into what type of system, and where it would drain and associated costs, the cost of construction, the annual maintenance costs and the potential annual income. Mayor and Council also ordered the bailiff to take a census to provide a current population figure. Other related issues at this time involved letting a contract for a Scavenger to clean and remove privy deposits on a regular basis,<sup>20</sup> and evaluating the installation of municipal electricity.

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<sup>7</sup> William Reading was born in Hunterdon county, New Jersey in 1822, and died in Rockville in 1897. He moved to Washington, D.C. in 1853, and then to Rockville in 1883 (see *Sentinel* December 31, 1897, obituary), working as a lumber and coal merchant and then with real estate.

<sup>8</sup> E.B.P. 30.387

<sup>9</sup> 201/129; recorded April 10, 1897

<sup>10</sup> He platted "Reading's 1<sup>st</sup> Addition to Rockville" in 1888. This was replatted in 1893 as "Rockville Park."

<sup>11</sup> McGuckian, p. 75.

<sup>12</sup> McGuckian, p. 75.

<sup>13</sup> Public Health Bulletin, #65, p. 6 notes that there are 8 or 10 residences within 1,000 feet of the town well.

<sup>14</sup> *Minutes Book 21*, May 15, 1896.

<sup>15</sup> Public Health Bulletin, #65, page 4.

<sup>16</sup> Public Health Bulletin, No. 65, page 4; *Minutes Book 21*, June 3, 1896.

<sup>17</sup> *Minutes Book 21*. [check if this included ER's part of Rockville].

<sup>18</sup> In the 1900 census, Joseph Reading's occupation is listed as a "real estate dealer."

<sup>19</sup> *Minutes Book 21*, May 15, 1896.

<sup>20</sup> The town hired George W. Meads for municipal Scavenger services in July 1898 and paid him \$28 per month. He also took on the contract to clean the streets, for \$50/year.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. M

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**Continuation Sheet**

Number 8 Page 2

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In July 1896, the Mayor and Council reviewed a report by the Waterworks Committee where they stated a need for an accurate cost estimate.<sup>21</sup> They agreed to hire an engineer, George C. Morgan, to prepare detailed plans and estimates for the system. The Mayor and Council agreed to lease land from William Reading, with an option to purchase the property pending a drilling test. Bids to drill a test well were received two weeks later.<sup>22</sup> It wasn't until October 2, 1896 that Mr. Morgan presented his plans for the Waterworks. They were quickly accepted and three days later, the town entered into an agreement with Mr. Morgan for engineering and supervision of the construction of the Waterworks. The town hired D.E. Miller Artesian Well Drilling Company to drill an 8" diameter well to a depth of 224-1/4' at a cost of \$763.87. They solicited bids from financial groups to support a town bond effort to pay for the Waterworks. When the first choice, Grimke, withdrew in late December 1896, the town accepted the bid from the National Bank of Rockville Maryland to issue bonds for \$20,000 to fund the construction of the Waterworks.<sup>23</sup> Then, the town hired Rosser and Castoe of Bellaire, Ohio to build the Waterworks for a fee of \$16,888, under the supervision of Engineer Morgan.

In April 1897, the property for the Pump House was sold to the town for \$600 by William and Sarah Reading.<sup>24</sup> The deed describes the property in relation to new and former street names, as noted with the platting of Rockville Park in 1888. The new town property lay north of John Street (formerly, and currently, known as the Baltimore road), along the west edge of Jackson Street (formerly, and currently, known as Horners Lane). It contained 20,000 square feet of land, and measured 100' x 200'. According to the platting it was parts of Lots number 41 and 42 in William Reading's Second Addition to Rockville [sic].<sup>25</sup>

There were other land transactions related to the operation of the Pump House over time. Land was needed for a water tower to provide the necessary pressure to pump water throughout the town. While waiting for results of the well testing, the town went ahead to purchase land for the water tower. In December 1896, the town bought Lots 20 & 21 in Block 5 of the Rockville Park subdivision from Joseph R. Reading for \$369.60.<sup>26</sup> A series of water towers were to be built on this property; the last one was torn down in 2001, after approximately 3 years of inactivity.<sup>27</sup> Other related purchases included the 1916 sale to the town by Joseph Reading of a lot 453.9 feet along the west side of Horners Lane "on which the new well is located"<sup>28</sup>; and, the 1949 acquisition of the land directly north of the Pump House parcel.<sup>29</sup>

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<sup>21</sup> *Minutes Book 21*, July 3, 1896; special meeting.

<sup>22</sup> *Minutes Book 21*, July 17, 1896.

<sup>23</sup> See unused coupon, dated 1897 in Rockville archives.

<sup>24</sup> JA 58/168; recorded April 17, 1897; saying "lots numbered 41 and 42 in William Reading's Second Addition to Rockville." This subdivision was perhaps intended, but not recorded. The larger property was subsequently entered as the Croydon Park subdivision in 1924.

<sup>25</sup> This is recorded in the property description of the Pump House property deed (JA 58/169). Reading's "1<sup>st</sup> Addition to Rockville" involved the land south of Baltimore Road, and a "2<sup>nd</sup> Addition" was never recorded with the State. In 1924, William Reading's sons platted the property north of Baltimore Road as "Croydon Park."

<sup>26</sup> JA 58/169 for \$369.60, recorded on 4/17/1897. The two lots had been sold to Joseph R. Reading and his wife by Washington Danenhower (L.J.A.34/23; July 6, 1892).

<sup>27</sup> "City topples outdated water tank," *Gazette*, Wednesday September 5, 2001. Today, the City owns three water towers: 1) Talbott Street tank (one million gallons of water); 2) Glen Mill Road / Hunting Hill tank (8 million gallons of water); and Carr Avenue tank (three million gallons of water).

<sup>28</sup> 258/140, recorded on 5/27/ 1916; Joseph Reading sells to Mayor and Council. The 1924 plat for Croydon Park identifies a lot at the corner of Woodland Road and N. Horners Lane as "Pump House." It measures 75' x 70' (5,250 sf; see L258/f 240). Today, the property is 102 N. Horners Lane.

<sup>29</sup> 1245/520, recorded on 4/15/1949; parts of Lots 15, 16 Block E, from John G. Reading to Mayor and Council. Today, this is part of the public park at the Pump House Community Center.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. M

Name  
Continuation Sheet

Number 8 Page 3

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### Pump House History

The site selected for the new Rockville Electric Light and Water Works was a low-lying area east of the railroad tracks on "Jackson Street" with known springs and a meandering stream known as "Monkey Run" passing through. Federal officials later noted, "This stream drains a considerable portion of the town's most insanitary area and is practically an open sewer."<sup>30</sup> The 1897 Sanborn Insurance Map includes a notation that the Rockville Electric Light and Water Works is "being built." It had one Dynamo, "800 inc. lights," and used a Deane pump, with a capacity of pumping 75 gallons per minute. An 8" well pump at 397' above sea level (asl) sent the water to a Stand Pipe located on Grandin Avenue at 460 feet asl. The stand pipe was a typical shape for a water tower at the turn of the century. From this high point, water could be piped throughout the town. Water pipes had to be installed, and this was done in increments to individual homes.<sup>31</sup>

The new power plant was used for town water and electricity.<sup>32</sup> David M. Munroe was given the job of Engineer and Electrician at \$60/month. Thomas F. Monday was hired as the Assistant Engineer at \$30/month.<sup>33</sup> The Mayor and Council established rates for water and electricity. For example, they charged 30¢ per 1,000 gallons of water, plus an additional \$5.00 per year if you owned a bathtub. Electricity was billed at \$1.25 per month for 4 lights or less, with a maximum of \$3.70 per month if you had more than 15 lights. Barbers were charged by the chair, and cows were figured at a rate of \$1/annum. Shop keepers were variously charged. For example, soda fountains were charged \$3/annum, and oyster eating saloons were charged \$6/annum.<sup>34</sup>

A series of plan view drawings published by the Sanborn Map Company and drawn for insurance purposes is helpful for tracing physical alterations at the Pump House from 1897 to 1960. The maps provide such details as wall dimensions (thickness and height), building materials, type of engine on site, pumping capacity, and whether or not there was a watchman after midnight. The 1897 map notes use of 1 engine with a capacity of pumping 75 gallons per minute. The drawing also shows the piping to send water to the stand pipe [on Grandin Avenue]. The building is labeled "Rockville Electric Light and Water Works."

The Power House and its contents were destroyed by a fire on Friday night, May 17, 1901 between the hours of midnight and 2:00 a.m. Three days later, the Mayor and Council authorized Mr. William W. Welsh to make repairs at once and start the pump.<sup>35</sup> Problems with restarting the production of electricity may be reflected in the August decision of Mayor and Council to light the streets with oil.<sup>36</sup> When the 1903 Sanborn maps were published, the building was labeled "the Rockville Pumping Station." A second well had been added.<sup>37</sup> Two Columbia gasoline engines were used to power two Gould force pumps, with a combined capacity of 250

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<sup>30</sup> Public Health Bulletin #65, p. 5.

<sup>31</sup> Minutes Book #21, April 6, 1897: "On a motion, the water main to be extended to the residence of Everett S. Beall, and also along Park Avenue to residence of Joseph N. Bailey, also down the City road to residence of Miss Blanche Braddock, and along Maryland Avenue to dividing line between Warfield and Wm. Dobson." At a follow-up meeting (8-30-1898), the Mayor and Council authorized cutting off the water for Miss Braddock for non-payment.

<sup>32</sup> There already were power poles along Washington and Jefferson Streets for on July 1, 1896, the Mayor and Council considered a request for the installation of new poles for telephone wiring, and decided to use the existing poles.

<sup>33</sup> Minutes Book #21, March 23, 1897

<sup>34</sup> Minutes Book #21, April 6, 1897.

<sup>35</sup> Minutes Book #21, May 20, 1901. Mayor and Council reported that the repairs were completed by December 4, 1901, including bracing the roof for \$669.00.

<sup>36</sup> Minutes Book #21, August 14, 1901.

<sup>37</sup> Minutes Book #21, February 17 [Mr. Welsh was directed to ask Fisher Brothers about boring a new well]; and, July 2, 1902 [the Mayor and Council met at the Power House to select a site for the new well].



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gallons per minute. The waterworks had been enlarged at the south side, bringing the footprint of this shed-roofed portion to its current configuration.

The 1908 Sanborn maps shows The Rockville Pumping Station and Electric plant with this same configuration, and it was back into the business of producing electricity.<sup>38</sup> Notation on the Sanborn map indicated that the plant operated until midnight, and that there was no regular watchman. They used a Horizontal steam boiler, along with the two gasoline engines to run the two Gould pumps. Capacity was still 250 gallons per minute. The building walls were 8" thick, and the floors were brick. The roofing materials were called out as "non-combustible", something that was important from an insurance company's point of view. The walls were described as 1-story 14' height, and 1-story 12' height.

While the town was concerned with sewage problems, including occasions when the Scavenger didn't follow regulations, or when private sewage systems failed to meet standards established by the Town Health Office<sup>39</sup> the need for more effective steps became apparent with the sorry events over the holiday season in 1913-14. Investigation into the causes of the typhoid outbreak, and the evidence of a relationship between the town's water system and the lack of a corporate sewerage system was established by the United States Public Health Service.<sup>40</sup> Twenty-eight people became sick with typhoid fever during this brief winter period, and three people actually died, including the son of Mayor Offutt. According to this report, the town expected a few typhoid cases each summer, but a winter outbreak was unheard of. The State Board of Health of Maryland made a request for assistance to the Surgeon General of the Public Health Service and Mr. Lumsden was sent out to investigate the outbreak on February 2, 1914. He and his staff worked quickly and determined that the cause of the infection was the inadequate well casing for the old Well #1 at the Pump House. Because of either a cracked casing, or the fact that the casing stopped at bedrock, local ground water intruded into Well #1 and the town's water supply. Mr. Lumsden was able to identify the source of the contamination as runoff from an unsanitary privy up the hill at a property on the north side of Baltimore Road, subsequently identified as 308 Baltimore Road, as well as water from a town stream known as "Monkey Run" that passed by the Pump House.

The town acted immediately upon the Public Health officials' recommendations and ordered the treatment of the town's water supply on February 3<sup>rd</sup>. The whole system was flushed with hypochlorite of lime, including the well, the cylindrical steel tank in the pumping station and the standpipe on Grandin Avenue. A new hypochlorite plant was also added at the Pump House to provide continued treatment of the water. The flow of Monkey Run was facilitated, and drainage ditches constructed all around the Pump House to assure that surface waters were drawn away from the site before they could percolate into the town's water system. In addition, the health officer recommended a radical improvement in the general sanitary conditions of the town, particularly, with the collection and disposal of human waste and the town agreed on the need for a municipal sewerage system. To provide for rapid construction of such a system, the town approached the State for authorization to issue bonds, not exceeding \$50,000, to fund the construction of a sewerage system. Ezra B. Whitman of Baltimore was hired to build a complete sewerage system.<sup>41</sup>

Problems with the production of clean water were addressed, and water production increased by 1915. With the installation of a third well at the Pump House site, the town now had the capacity to pump 342 gallons per minute. A new concrete reservoir was added to the south of the Pump House that could hold 75,000 gallons of water. A new 8" water pipe for public service was added under Jackson Street. Renovations of the Pump House are indicated with a notation that the walls of both portions of the building (square

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<sup>38</sup> McGuckian, *MHT state inventory form*, 1976. Production of electricity was re-instituted in 1905. However, in 1909, the Potomac Electric Power Company was granted the franchise to provide electricity to the city.

<sup>39</sup> Minutes Book #22, September 26, 1912.

<sup>40</sup> "Typhoid Fever in Rockville, MD., by L. L. Lumsden.

<sup>41</sup> Minutes Book #22, May 20, 1914..

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center block, and south side wing) were 15' high. This is a change from the original construction with center block walls at 14' high, and side wing walls at 12' high.

In 1916, the Mayor and Council resolved that all premises be connected to the town sewer system by October 1<sup>st</sup> of that year. The sewer system consisted of piping from each property to centralized trunk lines that sent the waste water to a treatment site. It was determined that each property generated sufficient waste water to flush the system pipes. Once the water was treated, it was discharged into the natural watersheds.<sup>42</sup> At this time, too, the Mayor and Council ordered the Clerk to record a deed of sale by Joseph Reading to the town of Rockville for a lot "on which a new well is located." The new pumping station was to be staffed by C. Bean.<sup>43</sup> The additional well evidently subsidized the three existing wells at the Pump House site.

In the 1924 Sanborn survey of Rockville, there were some additional buildings added to the Pumping Station and Electric Plant property. This included a long, narrow one-story structure close to Jackson Street labeled "A" for auto house, or garage. A small shed was added at the back (west) of the property and a one-story Sewer Pump House was also constructed on Jackson Street. As this was a low point topographically, a sewer pump was required to move sewage into the general system. There were no other changes to the Pump House building itself, with three operating pumps and a watchman now on site.

Croydon Park was platted in 1924 by Joseph Reading and John G. Reading. With this plat, Jackson Street was renamed as Horners Lane. Existing structures within the new subdivision included the old Pumping Station, a Pump House at the corner of Woodland Road and Horners Lane, James Welsh's property fronting Baltimore Road in Block C, William Brewer's old house facing Croydon Avenue in Block D, and a home along Maple Drive in Block F. The 466 lots included in this plat were mostly 25' wide, with corner lots typically measuring 30 feet wide. With angled streets, and a large triangular park along Park Road, the lots varied in depth, typically from 145' to 120'. Typically, the lots were sold in groups to provide lots of varying size with at least 50' of road frontage.

The Pump House served a dual purpose after the Public Works Department was stationed there ca. 1932.<sup>44</sup> There were many changes in the town as well, including the construction of a municipal wastewater treatment plant on Cabin John Parkway.<sup>45</sup> There were several small pumping stations throughout the town, such as the one located on the Pump House property. Alterations to accommodate the needs of the Public Works Department are reflected in the 1949 Sanborn map. This drawing shows that a central hallway and office were constructed by dividing the large square room at the Pump House into two areas. The room to the north continued to house two wells and associated pumps. The south shed addition housed a single well. Water was pumped to the 75,000 gallon concrete reservoir, and then out an 8" water pipe to the water tower on Grandin Avenue. A small 1-story addition was added on the west façade, which most likely housed stairs leading to a new 2<sup>nd</sup> story area for staff.<sup>46</sup> A pumping station for a sewer pump was still on site, at the southeast corner at Horners Lane. The one-story auto house was enlarged along Horners Lane as well.

The 1950s marked very big changes in Rockville, including its growth from a "town" to a "city." By 1951, the population had

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<sup>42</sup> The City includes three watersheds: Rock Creek, Watts Branch, Cabin John. The sewerage pipes are designed to work with the natural topography, which also reflects the natural drainage of each watershed. The biggest concern is to maintain separation between the citywide water system and the citywide sewerage system.

<sup>43</sup> Minutes Book #22, May 17, 1916. See Liber 258/f 240. The property is now identified as 102 North Horners Lane. This property was sold by the town in 1939 to John R. Mills. Mr. Mills and his family were instrumental in the development of many properties in East Rockville.

<sup>44</sup> "Speaking of Rockville", February 1962, Vol. VI, #2.

<sup>45</sup> "Sewer Report – Cabin John Valley" by John G. McDonald, City Manager, 1954.

<sup>46</sup> Information from Byron Turner (May 2005), Operations Maintenance Superintendant, recalling exterior stairs leading to a 2<sup>nd</sup> story within the Pump House. A low bricked-in opening, on the west façade, at the appropriate level is visible.

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outstripped the wastewater treatment capacity of the Cabin John Parkway city facility. The City and the State worked together to reach an agreement in 1953 to close the City facility and connect into the regional WSSC system. The supervisor of the Cabin John facility, Lloyd Taylor, was transferred to a new position as the Assistant Superintendent of Buildings and Grounds.<sup>47</sup> The other significant change that arose because of the growing population in Rockville was the construction of a new water treatment plant for the City, which drew its water from the Potomac River. This plant was constructed in 1956-57, and the official opening ceremony was held on October 17, 1958. The plant opened under the direction of Superintendent William Sizemore. With this new plant, the City abandoned approximately 30 deep wells, including those at the Pump House.<sup>48</sup>

As recorded in the 1960 Sanborn map, the concrete block addition on the north side of the building had been built. The two wells had been removed from the main room of the Pump House. Pumps continued to operate in the small addition on the north side, as well as having one pump in the south shed addition. These three water pumps were used to maintain pressure at the Grandin Avenue water tank. A very large concrete stand pipe with a capacity of one million gallons was constructed on lots 10-16 of Block E.<sup>49</sup> Water from the Potomac River was sent to this tank, and was then pumped to the elevated water tank on Grandin Avenue as needed to maintain the required pressure. A large one-story equipment shed had been built next to this stand pipe, and the rambling one-story garage building had been removed. The sewer pumping house was still shown in the 1960 Sanborn map.

As reported in the City newsletter of February 1962, "Rockville's surging growth has again spelled the doom of a long outmoded public building..."<sup>50</sup> The City was ready to move the Department of Public Works to a new building on the grounds of the Civic Center, and demolish the Pump House. This proposal, however, was contested as new ideas were put forward for a new use of the Pump House. The City's Director of Recreation, Neil Ofsthun, proposed renovating the building and surrounding land for a neighborhood meeting house and playground.<sup>51</sup> The *Sentinel* article also reported that the pumps in the north wing were still operating, but were "scarcely audible." The Pump House served as the City's first Senior Center for many years.

The Pump House continued to provide a dual use for the City until 1998. Up to that time, internal pumps still forced the water in the surface tank adjacent to the Pump House into the water tower on Grandin Avenue. This, however, was discontinued in 1998. After some debate while the tanks stood empty for three years, the city witnessed the demolition of the surface tank and the Grandin Avenue water tower in 2001. Today, the Pump House serves as a local community center for East Rockville, and as the centerpiece of a City park. Plans for a renovation of the building are underway, and the work will assure that this important structure will continue to serve the Rockville community for years to come.

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<sup>47</sup> This eventually became our Department of Recreation and Parks. Information from Byron Turner, DPW, City of Rockville.

<sup>48</sup> "Ceremony set for 8:30 p.m. at Court House", *Sentinel* October 16, 1958, p. 1.

<sup>49</sup> *Check deeds for purchase information.*

<sup>50</sup> "Speaking of Rockville", February 1962, Vol. VI, #2.

<sup>51</sup> "Pump House Civic Use Eyed by Rockville" by Betta Grouell, *Sentinel*, September 24, 1964.

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## 9. Major Bibliographical References

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Inventory No.

*Typhoid Fever in Rockville, MD; Report of an outbreak by an infected water supply from a deep well*, L. L. Lumsden, Public Health Bulletin #65, Treasury Department, United States Public Health Service, GPO, Washington, May, 1914.  
*M-NCPPC Inventory of Historic Sites*, Eileen McGuckian, Park Historian's Office, Rockville, MD 1976.  
Minute Books of the Mayor and Council  
Sanborn Fire Insurance Maps

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## 10. Geographical Data

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Acreage of surveyed property	0.459	
Acreage of historical setting	0.459	
Quadrangle name	Rockville, MD-VA.	Quadrangle scale: 1:24,000

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### Verbal boundary description and justification

From Deed JA 58/169: Subdivision 201, P 203:

"Beginning for the same at a point at the end of 468.62 feet on a line drawn south 55 degrees west from a stone heretofore planted at the intersection of the north edge of John Street (formerly known as the Baltimore road) with the west edge of Jackson Street (formerly known as Horners Lane) and running thence with said edge of said lane north 50 degrees west 200 feet, then at right angles south 40 degrees West, 100 feet, then parallel to the first line, south 50 degrees East 200 feet, then south 40 degrees west 100 feet to the beginning. Containing 20,000 square feet of land, the same being parts of Lots number 41 and 42 in William Reading's Second Addition to Rockville . . . "

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## 11. Form Prepared by

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name/title	Robin D. Ziek, Historic Preservation Planner		
organization	City of Rockville	date	May 16, 2005
street & number	111 Maryland Avenue	telephone	240-314-8200
city or town	Rockville	state	MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600

**CITY OF ROCKVILLE  
HISTORIC DISTRICT DESIGNATION CRITERIA**

**401 S. Horners Lane: The Pump House**

Standing structures and sites, including archeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for designation:

**I. Historical and cultural significance:**

- ★ A. Is the site of a significant historic event.

*The Pump House is associated with the development of the citywide water system and, after the Typhoid Epidemic of 1913/14, was instrumental in moving the city to the development of a citywide sewerage system.*

- ☐ B. Is identified with a person or a group of persons who influenced society. NO

*[The HDC discussed the importance of the author of the federal paper on the typhoid outbreak in Rockville, Mr. Lumsden. However, this was a part of his overall job, which he held before and after this particular event. Further, he is not a Rockville resident. The Pump House was constructed while Joseph Reading was Mayor, on land purchased from his father, William Reading. However, the Readings have local significance in many other areas.]*

- ★ C. Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities. (Refer to Rockville Context in Management Plan)

*The Pump House is discussed in the City of Rockville's Historic Resources Management Plan (1986), under historic context #6: Maryland: Industrial/Urban Dominance, 1870-1930; and, Rockville: Maturation and Expansion of the County Seat, 1873 – 1931. Under Theme #4, Government/Law, the Pump House is specifically mentioned for its role in supplying water and electricity citywide.*

- ★ D. Has character, interest, or value as part of the development, heritage or cultural characteristics of the City, County, State, or Nation.

*City of Rockville: For its role in citywide services, and to commemorate the typhoid epidemic with its associated deaths.*

*Nation: With the federal publication, the City of Rockville became an example nationwide for public health efforts in small towns to develop safe water and sewerage systems.*

**II. Architectural and design significance:**

- ★ A. Embodies the distinctive characteristics of a type, period or method of construction;

*The building is a good example of Victorian-era public architecture, with its monumental massing and interest in detailing evidenced by the use of stone lintels and corner pilasters.*

- ☐ B. Represents the work of a master. NO

- ☐ C. Possesses high artistic values. NO

- ☐ D. Represents a significant and distinguishable entity whose components may lack individual distinction. [Applies to multi-site historic districts] *NOT APPLICABLE*

- ★ E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.

*This was the sole pumping station for the City in this period, and represents the particular time and place of construction. In addition, it has served continuously as a civic building, first as the offices for the Department of Public Works, then as a Senior Center, and today, as a community center.*

### III. Structural Integrity:

- ☐ "Substantially Altered" (basic shape, original façade plan, windows and doors have been obscured or changed.)
- ★ Minor alterations (porch removal or enclosure, roof material replacement, siding added over old siding, basic mass and fenestration intact.
- ☐ Original or near original condition (all changes reversible)
- ☐ Outbuildings present and recognizable
- ☐ Original site and setting largely preserved. (Lot size, environmental character, trees, setbacks, streetscape)

**If the site is found to meet one or more criteria and possesses sufficient integrity, it is eligible to be recommended to the Mayor and Council as a potential historic district or landmark site. Determine the level of site significance and list the applicable criteria for the recommendation.**

### IV. Level of site significance: (Check those that apply)

- ★ Local: I A, C, D. II A, E.

- ☐ State

- ★ National: 1 A, D.